

**FOR LEASE**

# Denton Center 3

2200 Denton Dr – Suite 103, Austin, TX 78758

## 11,545 SF



Explore Virtual Tour



### BUILDING SPECIFICATIONS

**Suite Size:** 11,545 SF

**Office:** 1,370 SF (12%)

**Warehouse:** 10,175 SF (88%)

**Truck Loading:** (2) Dock High  
(1) Ramp

**Clear Height:** 22'

**Car Parking:** 1.32/1000 SF (15 Spaces)

**Occupancy:** Available Now

### LEASING INFO & CONTACT

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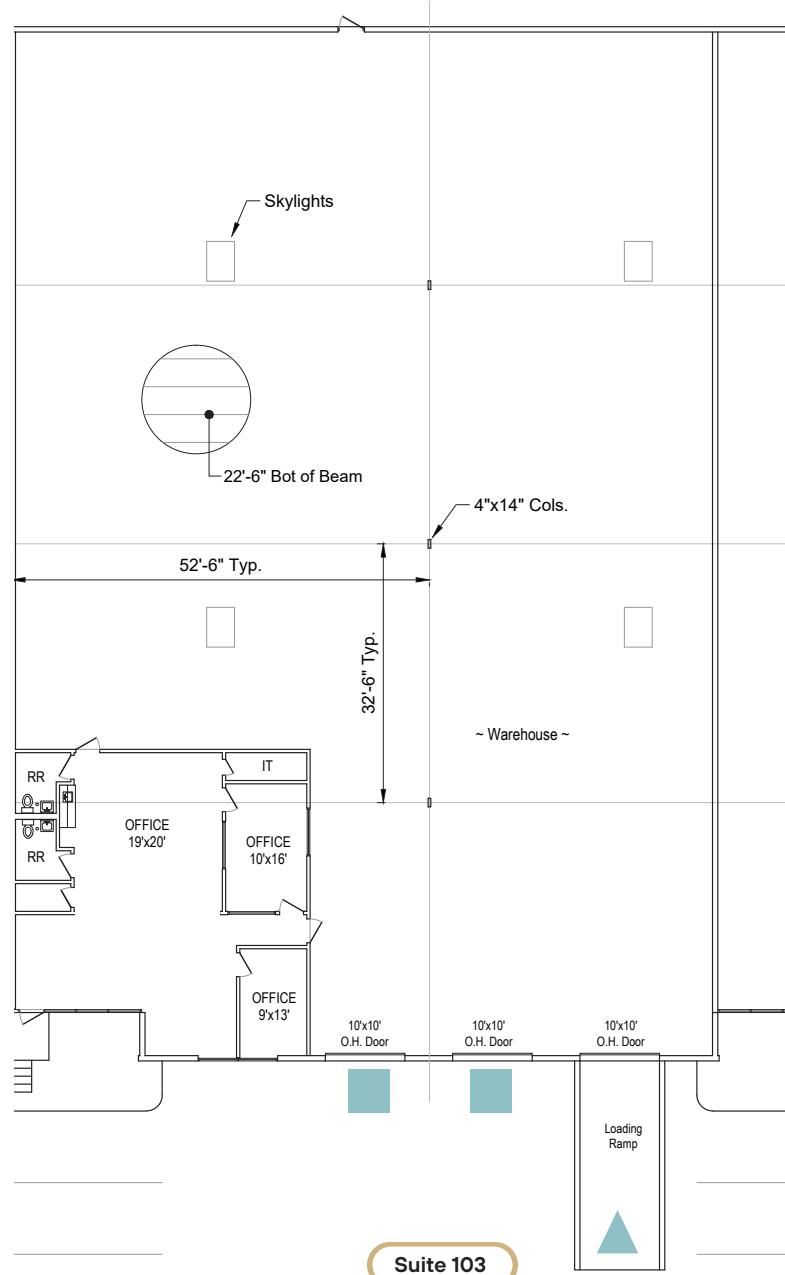


**CBRE**

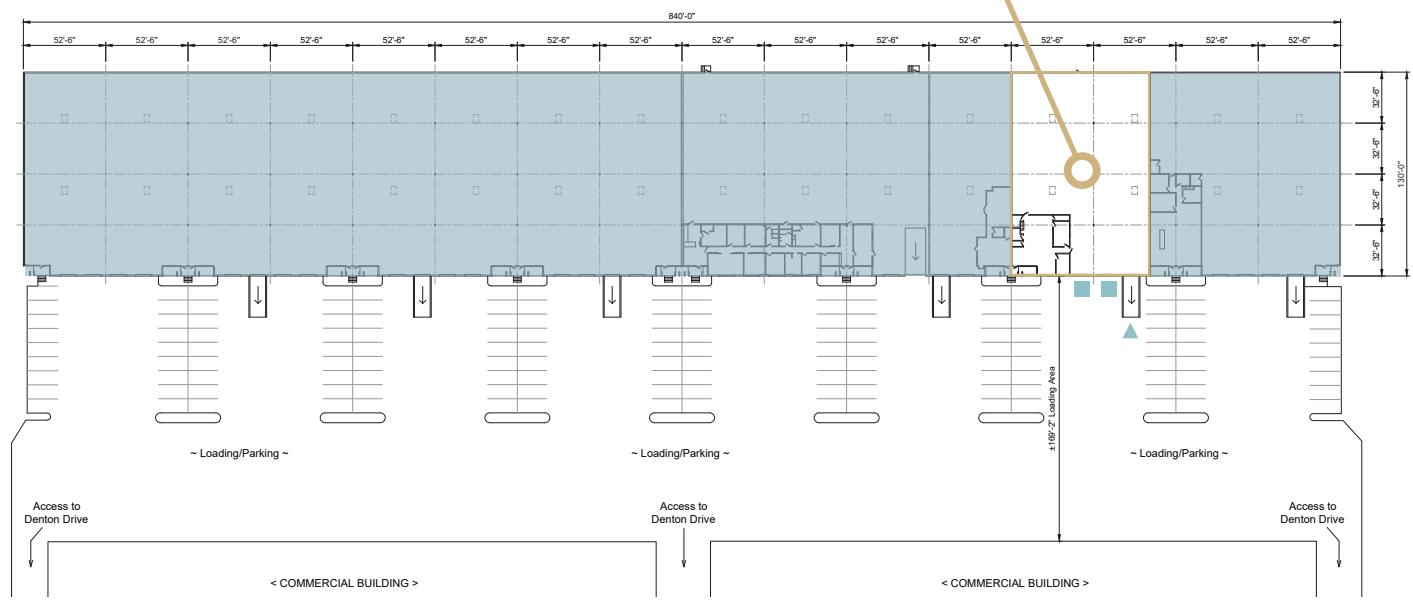
## LEGEND

Dock High

Ramp



Suite 103



## TRANSIT OVERVIEW

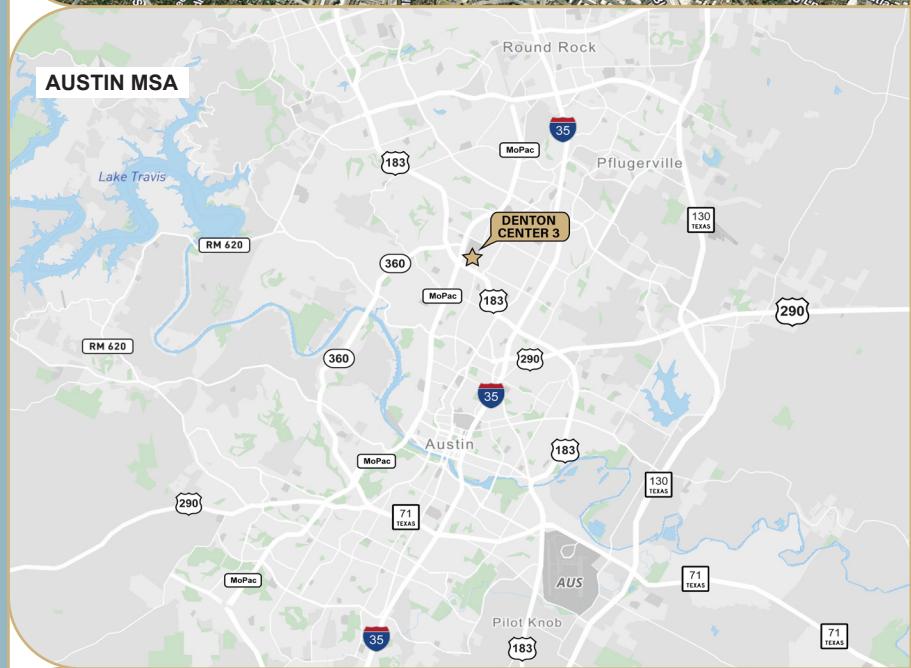
### TRANSPORTATION

US 183	0.5 miles
MoPac	1.0 mile
Loop 360	2.0 miles
IH-35	3.5 miles
US 290	4.9 miles
Austin-Bergstrom International Airport	15.1 miles



### ATTRACTI0NS

Q2 Stadium	1.0 mile
Domain	1.0 mile
Shops at Arbor Walk	2.5 miles
Arboretum	3.5 miles
University of Texas	8.3 miles



### MAJOR CITIES

Downtown Austin	9.9 miles
Round Rock	13.1 miles
Georgetown	22.0 miles
San Marcos	39.8 miles
San Antonio	104.4 miles
Houston	160.5 miles
Dallas	189.1 miles

